



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2304027
Applicant Name: George Johnston with Pacific Telecom Services
Address of Proposal: 4115 Roosevelt Way Northeast

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for installation of a minor communication utility (AT & T Wireless) consisting of 12 wall mounted antennas on the roof of an existing building (administrative office/retail/ apartments). Project includes equipment cabinet to also be located on the roof.

The following approval is required:

SEPA - Environmental Determination (Chapter 25.05, Seattle Municipal Code).

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site and Vicinity Description

The proposal site is situated between the intersections of 9th Avenue Northeast and Northeast 42nd Street and Northeast 42nd Street and Roosevelt Way Northeast. The property contains a

total area of approximately 20,347 square feet. The parcel is zoned Commercial 1 with a sixty-five foot height limit (C1-65'). Development on the site consists of a seven story mixed use building consisting of two levels of underground parking, one level of commercial space consisting of retail and administrative office, and five levels of apartment units with associated open space deck area located on a portion of the roof.

Surrounding property is zoned as Commercial 1 to the south, east, and north of the property. Lowrise 3 zone is to the west of the subject site. Existing development in the vicinity of the proposal includes commercial uses to the north, south and east. A hotel complex is located across the street to the east and a minor communication utility office is located across the street to the west.

Proposal Description

The proposed project consists of the installation of a minor communication facility for AT & T Wireless. The facility will consist of three (3) sector antenna arrays ("A", "B" and "C") with four (4) six foot (6') antennas per sector projecting 12 feet above the roof of an existing commercial/residential building. Sector "B" antennas will be mounted to the west side of the existing stair penthouse on the roof and painted to match the building. Two sector antenna arrays ("A" and "C") consisting of four antennas each will be enclosed within fiberglass shrouds attached to the roof decking. The fiberglass shroud for sector "A" antennas will be attached to an existing parapet on the south façade and constructed 11'-8" above the roof decking. Sector "C" antennas will be attached to an existing parapet located on the east façade and constructed 10' above the roof decking. The antennas and fiberglass shrouds will be painted and constructed to match the appearance of the building. The associated radio equipment cabinets will be placed on sleepers mounted to the roof and will be screened within a building enclosure located on the southwest corner of the roof and painted to match. All associated cabling will be located in cable trays beneath the existing raised decking of the rooftop open space.

Public Comments

No comments were received during the comment period which ended August 20th, 2003.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist dated July 11, 2003. The information in the checklist, applicant's statement of Federal Communication Commission Compliance, supplemental information and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

Many environmental concerns have been addressed in the City's codes and regulations. The SEPA Overview Policy (SMC 25.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, *"Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulation are adequate to achieve sufficient mitigation"* subject to some limitations. It

may be appropriate to deny or mitigate a project based on adverse environmental impacts in certain circumstances as discussed in SMC 25.05.665 D1-7. In consideration of these policies, a more detailed discussion of some of the potential impacts is appropriate.

Short - Term Impacts

The following temporary or construction-related impacts are expected; decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; increased noise; consumption of renewable and non-renewable resources. These impacts are expected to be very minor in scope and of very short duration considering the installation process. No conditioning pursuant to SEPA is warranted.

Long - Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal, namely increases in demand for energy and increased generation of electromagnetic radiation emission. These long-term impacts are not considered significant or of sufficient adversity to warrant mitigation. However, due to the widespread public concerns expressed about electromagnetic radiation, this impact is further discussed below.

The Federal Communications Commission (FCC) has been given exclusive jurisdiction to regulate wireless facilities based on the effects of electromagnetic radiation emissions. The FCC, the City and County have adopted standards addressing maximum permissible exposure (MPE) limits for these facilities to ensure the health and safety of the general public. The Seattle-King County Department of Public Health has reviewed hundreds of these sites and found that the exposures fall well below all the maximum permissible exposure (MPE) limits. The Department of Public Health does not believe these utilities to be a threat to public health.

The City is not aware of interference complaints from the operation of other installations from persons operating electronic equipment, including sensitive medical devices (e.g. - pacemakers). The Land Use Code (SMC 23.57.012C2) requires that warning signs be posted at every point of access to the antennas noting the presence of electromagnetic radiation. In the event that any interference were to result from this proposal in nearby homes and businesses or in clinical medical applications, the FCC has authority to require the facility to cease operation until the issue is resolved.

The information discussed above, review of literature regarding these facilities, and the experience of the Departments of Planning and Development and Public Health with the review of similar projects form the basis for this analysis and decision. The Department concludes that no mitigation for electromagnetic radiation emission impacts pursuant to SEPA policies is warranted.

Other long term impacts such as height, bulk and scale, traffic, and air quality are minor and adequately mitigated by the City's existing codes and ordinances. Provided that the proposal is constructed according to approved plans, no further mitigation pursuant to SEPA is warranted.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

None.

Signature: (signature on file) Date: November 24, 2003
Tamara Garrett, Land Use Planner
Department of Planning and Development

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